



November 10, 2023

Randall Capra
Town of Parker
Fire & Life Safety
20120 Main Street
Parker, CO 80138

RE: Douglas 234, Filing No. 6, Amendment 1, Lot 4 (SP22-041) – Fire & Life Safety Referral Comment Responses

Dear Mr. Capra,

Please accept this letter as our response to 2nd referral comments from the Town of Parker Fire/Life Safety, dated September 26, 2023, for the Douglas 234, Filing No. 6, Amendment 1, Lot 4 application being processed through the Town of Parker, SP22-041. Responses to comments are included in blue beneath the original comments.

Development Review Division Letter (Randall Capra, Community Development Review Division)

Unresolved Issues/Comments

1. During the pre-application meetings, the applicant was informed that the concept planned submitted would not be allowed. The applicant has created a long dead end (approximately 260') without an approved turn-around. This project, as submitted, is denied.

The applicant, when revisiting the site plan shall be aware that no-dead ends are allowed that exceed 150 feet; the measurement would occur from center line of the access that is perpendicular to the access road on site.

Where access cannot be provided to within 150' of all points of the building (once an approved access is constructed, the building would be required to be sprinklered. If this were the case, riser room would need to be located on the access side of the building and sized to accommodate the FACP (fire alarm control panel) and the fire sprinkler riser. The domestic would be allowed to be housed in this room so long as the required clearances are provided.

This comment will serve to formalize the requirements of [21 IFC Section 503.1.1 Buildings and Facilities] where approved fire apparatus access roads shall be provided for every facility, building, portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. The center line of the fire apparatus as measured by an approved route from any point that a fire engine might park when responding to a call at this building).

This submittal does not provide for this requirement of the code. Per the requirements of the code, the fire code official is allowed to increase the dimension of the 150 feet provided that the

applicant meets Exception 1.1 of this section... "The building is equipped throughout with an approved automatic sprinkler suppression system installed in accordance with section 903.1.1, 903.1.2, or 903.3.1.3. The applicant will need to address this issue when resubmitting.

The riser room shall be sized to accommodate the following:

- *The underground fire line is not allowed to have domestic tapped off of it*
- *The sprinkler riser is allowed to enter no further than 24-inches into the building (and any less than 12-inches into the building).*
- *A three-foot clearance shall be provided in front of the riser (with 18" of clearance on either side of the riser).*
- *The fire alarm control panel (FACP) is required to be located on an interior wall.*
- *A three-foot clearance is required in front of the FACP.*
- *Exterior access is required to be provided into the riser room; this access shall be approved.*
- *Access into the building shall be provided through the riser room or immediately adjacent to the riser room.*
- *While domestic water can be located in the riser room, the domestic cannot be located in any way that conflicts with the access requirements for both the FACP and the sprinkler riser.*
- *A sidewalk is required to the riser room and a 5 x 5 pad is required in front of the FDC.*
- *The fire hydrant cannot share the same water tap as the UFL.*

Should sprinklers be required, the applicant would be required to provide a floor plan of how the riser room is to be laid out to avoid conflicts with the site plan once the building review submittal has been made. *Not satisfied; while the applicant has indicated that the building is to be sprinklered per NFPA 13, the applicant has not identified the location of the riser room or provided a floor plan to ensure that the room is sized as required nor has the applicant included the UFL on the overall utility sheet. As noted, the UFL shall have its own independent tap. Identify the length and size of the UFL on the plan set while calling out the type of material that will be used to install the UFL (i.e., 149 lineal feet of 4" DIP, etc.) Address these issues when resubmitting.*

RESPONSE: This building will not be sprinklered and will not require a fire riser room or UFL.

2. The applicant shall be aware that the access road hydrant distribution was not planned to address the suppression needs for all commercial properties within this subdivision; this site requires the addition of one hydrant (to be located at the s/e corner island of the building... as required per NFPA 24 Section 7.2.3. The hydrant shall be located within 40 feet of the building to be served. Once a site plan, that meets the requirements of the fire code, has been deemed acceptable, the fire hydrant location will be addressed more fully. *Satisfied; the utility drawings indicate that the fire hydrant has been addressed and located per NFPA 24 Section 7.2.3.*

RESPONSE: Noted.

3. The applicant shall be aware that ***no vertical construction on this site will be allowed until such time that curb gutter and first lift of asphalt are installed***; a site inspection will be required to ensure that this requirement is made prior to allowing vertical construction to commence.

Satisfied; the applicant has acknowledged that vertical construction will not be permitted until curb/gutter and first life of asphalt has been installed. Note – A site inspection is required before the building will be allowed to go vertical. Foundation, and in-ground infrastructure shall be allowed to be installed as well while the site is being improved.

RESPONSE: Noted.

4. Once a site plan is provided that satisfies the intent of the code, the applicant shall provide an auto turn analysis indicating that apparatus can navigate all portions of this site. *Satisfied; the applicant has addressed this issue with the second submittal.*

RESPONSE: Noted.

5. The applicant shall provide NO PARKING – FIRE LANE signage for any portion of the access where the 24-foot clear width requirement cannot be met; areas that are required to have this signage are located on both the north and sides of the building. See below for areas highlighted in yellow: *Not satisfied; see below for locations specific to NO PARKING – FIRE LANE signage. Provided double arrows in all cases and address when resubmitting:*

Note - The Town of Parker requires that fire apparatus access roads meet the clear-width and weight-bearing standards of the jurisdiction in which the project is located. Roadways shall be designed to support the imposed weight of fire apparatus, 30-ton, two axle and 40-ton, three axle vehicles. An unimpeded clear width of 24-feet shall be maintained at all times. As such, any location where parked vehicles would obstruct this clear width requirement will require “NO PARKING – FIRE LANE” signage. *This signage shall be red on white. Design criteria has been provided at the end of this document; ensure compliance when resubmitting.*

RESPONSE: Comment addressed, see revised signage and striping plans.

GENERAL COMMENTS (as applicable)

1. All engineering documents submitted to the Town of Parker shall bear the wet signature and seal of the engineer or architect in responsible charge of the design.

RESPONSE: We will provide signed & sealed plans with our signature set submittal.

2. Water distribution and site access components shall be installed and in service prior to the construction of any portion of the structure, except by special permit issued by the Fire District.

RESPONSE: Acknowledged, the water improvements will be permitted through PWSD and we will comply with this requirement.

Mr. Randall Capra
November 10, 2023
Page 4 of 4

Please let me know if you have any questions concerning this response letter and/or the enclosed documents.

Sincerely,

RICK ENGINEERING COMPANY

Troy Bales, PE
Associate

cc: Andrew Trietley, Ventana Capital

Enclosure